

Robert Griffin,  
Principal Planning Officer  
Planning  
P O Box 532  
Town Hall  
Manchester  
M60 2LA

**Planning App Ref: 126076/FO/2020**

Our Ref: 20-057/MM

Date: 01.07.21

Dear Robert,

**RE: Section 73 Application to Vary Conditions of Approval 126076/FO/2020**  
**Vacant Land between Nell Lane and Brookstone Close**

On behalf of our client Southway Housing Trust, please accept information being submitted through the Planning Portal in relation to planning approval 126076/FO/2020:

Proposed Site Plan 1.02 Rev D  
Proposed Roof Plan 1.03 Rev C  
Apartment Type Plans 1.04 Rev C  
Apartment Block Plans & Elevations 1.05 Rev C  
Boundary Treatments 1.06 Rev D  
Arboricultural Impact Assessment P.1206.19 Rev A  
Replacement Tree Proposals 311-02 Rev F  
Landscape Proposals 311-01 Rev C

The revised drawings are being issued as part of a Section 73 Application for the following proposed changes:

*Repositioning of the building on the site and a small adjustment to the plan in order to move building away from an existing gas main and electric cable; Removal of ground floor window from Plot 1; Windows to bedrooms on the west elevation obscured to a height of 1.7m; Railing post fixings altered.*

Following investigations on site, the location of a gas main and electricity cable has been confirmed. In order to avoid encroachment on these at the south east corner, the building has been moved away from this. To aid this, apartments layouts have also been adjusted to be longer and thinner whilst still retaining the required floor areas to meet Manchester Space Standards. This change requires the removal of tree no. T2 from the Arboricultural Impact Assessment.

**Directors:**

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A ground floor window into the Living/Dining Room of Plot 1 has been removed, due to this previously being positioned to face into the bin store.

It is proposed to obscure the first and second floor bedroom windows on the west elevation to a height of 1.7m rather than being fully obscured. The obscure glazing will be to level 5 of the Pilkington Glass Scale.

The Boundary Treatment Details have been amended to allow railing posts to be fixed directly into the ground.

It is understood that the proposed alterations can be considered through a Section 73 application to vary the approved plans specified under condition 2. The proposed alterations would also require amendments to conditions 16 and 19.

As these amendments alter drawings previously submitted as part of discharge of conditions application CDN/21/0290, we have included revised drawings which will require amendments to conditions 8, 11 and 12.

I trust the above commentary and submitted drawings are sufficient to validate and consider the application. If you require anything further in the meantime, please do not hesitate to contact me.

Yours sincerely,

*M. Mooney*

Madeleine Mooney  
Architect  
On behalf of Triangle Architects

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